ARTHUR C. SHERIDAN

Real Estate Auctioneer

PRIVATE DWELLINGS

WEDNESDAY, DEC. 20

At 8 P. M. in the Ballroom of the HOTEL PLAZA

INCLUDING

58 E. 65th ST. | 14 E. 65th ST.

For booklet of sale apply personally or through your own broker to Arthur C. Sheridan, Inc., 152 Broadway, New York City.

For information concerning these and other

selected offerings of business space inquire of

1261 Broadway Speartles Pennsylvania 6520

17 W. 86th ST.

near the Park.

The new four story Indiana limestone described on lot 21.6x100.

43 W. 87th ST.

The four story new residence, 16 rooms, 3 baths; size 20x100.5.

131 E. 50th ST.

TO LET FOR BUSINESS.

SHOWROOMS

28 West 15th St.

Floors-25 x 98.4 Possession February 1st

375-7 West Broadway

Running through to 61-3 Wooster St., 3rd, 4th & 5th

Floors—55 x 200 Possession Arranged

684 Broadway (N. E. Cor. Great Jones St.)

Floors—41.2 x 130
Possession February 1st
210 ft. of outside window space

Above 59th St.-5th Av. to East River.

689 Madison Ave. CORNER 62nd STREET

Floors 25 x 63

Suitable for High Class Business.

Elevator Service. Reasonable Rental.
APPLY ON PREMISES.

APARTMENTS-Sale or Let.

Unfurnished.
Above 14th St. to 59th St. (Inclusive).

Central Park

South

(59TH ST.)

9 ROOMS, 3 baths,

overlooking park, second floor, very desirable for doctor.

5 ROOM APART-

MENT, 2 baths,

seventh floor, extra maid's room if desired.

APPLY

175 W. 58th St.

Tel. Circle 1677.

Just Completed

114 E. 40th St.

Near Park Ave.

APARTMENTS OF 2 AND 3 ROOMS WITH KITCHENETTE.

RENTALS \$1,600—\$2,750

FRENCH & FRENCH, INC., Agents

350 Madison Ave., at 45th St.

55th St., 7th Ave., S. E. Cor. 7-8-9 Rooms, \$3,200 to \$4,000.

Unformished.
Above 58th St.—5th Av. to East River.

749 Madison Ave.

NEAR 65TH STREET

3 Rooms and Bath \$1,500 2 Rooms and Bath 1,200

Apply Renting Agent on Premises or Owner, Room 42, 542 5th Ave.

Kew-Kall

EWING, BACON & HENRY, Agents, furray Hill 2500. Richmond Hill 5827

MONEY TO LOAN & WANTED

ON BOND & MORTGAGE.

MONEY, first, second mortgages, any amount anywhere, WALDORF, 13 Pari row, N. Y.

New Apartments-Immediate Possess One Apartment on a Floor.

renient to business, shops, theaters, hotels and restaurants. Two blocks subway express trains yet a gulet in the old Murray Hill section.

REAL ESTATE AT AUCTION.

The four story American basement dwelling; size 16.19x100.5.

42 E. 74th ST.

TO LET FOR BUSINESS.

FLOORS

41-3 West 25th St.

Floors-50 x 98.9

Possession February 1st

230-4 West 17th St.

4th Floor-75 x 84

Possession Arranged

130-4 West 17th St.

Floors-50 x 92

Immediate Possession

Above 14th St. to 59th St. (Inclusive).

FOR RENT

111-19 West 19th Street

Through to 110-18 West 20th St.

100 x 184

Basement, First and Second Floors.

Heated, Sprinkled.

These spacious floors are con-nected by large, Private, Elec-tric Freight Elevator. There is

a shipping entrance on 20th Street, where trucks can back right into the building at the ele-vator. Very suitable for concern

requiring good shipping facili-

CHARLES H. VAUSE

252 W. 138th St., New York City

122 FIFTH AVENUE

LOFTS, STORES

AND SHOW ROOMS

763 Sq. Ft. ...\$1,200 1,100 Sq. Ft. ...\$1,800 1,623 Sq. Ft. ...\$2,300

29 W. 24th St.

LOFT

45x100

Immediate Possession Julius Tishman & Sons

15-17 West 46 St.

Just off Fifth Ave.

10-Story Fireproof Building — Recently Completed LIGHT ON ALL SIDES.

Floors to Lease

33×100

IMMEDIATE POSSESSION

297 Madison Av., N. Y. C. Phone Vanderbilt 0540.

Manufacturing

Fred'k Fox & Co., Inc.

Madison Ace. Vand. 1977
OR YOUR OWN BROKER

News of the Real Estate World

TO BE SKYSCRAPER

North Half of Classic Structure Will Grow Into 20 Story Office Building.

Story Office Building.

A twenty story office and showroom building is to be erected on the northerly half of the old home of The New York Meant at Broadway, Sixth avenue. Thirty-fifth and Thirty-sixth street according to an announcement mady exeterday by Nicholas C. Partop, president of the Partos Realty Company, which leased the property in 1920 from the Manice estate for elghty-four years. Mr. Partos said he expected to see work. Wymne and Loxington avenue, five for story, said the expected to see work will exhibit the building ready for occupancy the following fall.

The identity of this beautiful landmark, the creation of the late Stanford White, will not be lost in the towering business structure as the architect. Pancy the following fall.

The identity of this beautiful landmark, the creation of the late Stanford White, will not be lost in the towering business structure as the architect. Pancy the following fall.

The identity of this beautiful landmark, the creation of the late Stanford White, will not be lost in the towering business structure as the architect. Pancy the following fall.

The identity of this beautiful land to have the building ready for occupancy the following the store, 190x100. The property adding the following fall.

Wan Villet & Piace sold for Mandelbum & John & Will continue the Italian Renaissance modif throughout the superstructure. Percheating the store, 190x100. The property and plant the property of the property of the property of the following the store of the property of the following the store of the property is valued at about 31,500,000. It was remoded by Mr. Partos last year at a cost of \$400,000 to make the story property

BUSINESS LEASES.

Many Fine Dwellings in Manhattan Sold.

BUSINESS LEASES.

Many Fine Dwellings in Manhattan Sold.

Douglas L. Elliman & Co. sold for the sold bighty-skirk streets, has taken a long lease on the three story building at the southwest corner Madison avenue, and Seventy-skirk street. This building was recected about six years ago by Park & Michell & Mitchell, attorneys, 36 East Silvers, which street in the story American Skyry-inith street. This building was recected about six years ago by Park & Tilford for their own occupancy. It will be altered into across, showroom a formation of 102 feet on Madison avenue. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison and Park avenues. The property was held at June 102 feet on Madison avenue, The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park avenues. The June 102 feet on Madison avenue and Park av

furs; a loft in 99 Fourth evenue to Fan-tetti & Pavonetti; a loft in 59 West Fourteenth street to Greenberg & Cohen, Gloaks and suits. L. M. Peck leased the basement of 132 East Sixtleth street to Mrs. Margaret

Casey.

Charles F. Noyes Company subleased to Harry C. Mitchell the third floor in 136 William street and space in 56 Pine street and leased a large suite of offices for an aggregate rental of about \$50,000 in the Bar Building, 36 West Forty-fourth street, to San, Ittelson, Van Voorhis & Kanber.

OLD YALE PARCELS RESOLD.

versity buildings, 544-554 Third avenue, on the west side, between Thirty-sixth and Thirty-seventh streets. The properties are four stories high and cover a combined plot, 154 feet on the avenue by 100 feet in depth and occupy the entire block front with the exception of the corners. Byrne & Bowman were the

THIRD AVENUE CORNER SOLD.

The two story building at the north-est corner of Third avenue and Forty-econd street, fronting 75 feet on the avenue and 100 feet on Forty-second street, has been sold by Brown, Wheelock-Harris, Vought & Co., Inc., for the estate of Anna Maria Rothmann to a client of Henry Shapiro & Co. The negotiations for the sale of the prop-erty were started by the brokers in April, 1919.

SALE ON THIRD AVENUE.

Charles F. Noyes Company sold to Daniel B. Freedman for the New York Historical Society, represented by E. H. Ludlow & Co., 1091 to 1095 Third avenue, and 203 East Sixty-fourth street, northeast corner, four taxpayers, 56x 105. The property will be offered for residence, 63 East Fifty-fourth erse were attorneys for the New York Historical Society and Stoddard & Mark Historical Society and Stoddard & Mark for Mr. Freedman.

ESTATE SELLS ON SIXTH AVE.

Childs & Humphries has sold for the Emma C. Beard estate, represented by Fortescuer C. Metcalfe, attorney, its interests in 626-628 Sixth avenue, two four street, 55 Enocklyn avenue, to Store buildings, having a front-

age of 41 feet and a depth of 190 feet by fregular,

M. Peck leased apartments in 45 L. M. Peck leased apartments in 45 West Forty-eighth street to Mrs. Ruth M. Ferrett, in 726 Madison avenue to J. H. McGuire, in 114 East Thirty-aventh street to Mrs. Gladys Fox, in 715 Madison avenue to Miss Constance Tippett. In 33 East Sixty-third street to A. K. Bourne, Jr.; in 710 Madison avenue to Mrs. Betty Bee and in 768 Madison avenue to Mrs. Betty Bee and in 768 Madison avenue to Miss Marie Rayson.

5 FLATS IN HARLEM

iness—Other Sales.

Joseph G. Bassman of the S. H. Raphael Company sold for Gruber Hold-ing Corporation to an out of town in-vestor 324 to 332 West 125th street and 288 St. Nicholas avenue, forming the southeast corner and consisting of five five story apartment houses. The prop-

Many Fine Dwellings in Man-hattan Sold.

PERSONAL AND IMPERSONAL.

James Smith is the buyer of 241 cently.

Louis Geraud is the buyer of the apartment 1820 University avenue, sold recently by Nehring Brothers for the Benenson Realty Company.

pointed agent for the apartment houses, 1029-1031 Lexington avenue, and the loft building, 110 West Forty-seventh

Samuel Brener, operator, has sold to the Vigman Realty Company, M. Raymond, president, the former Yale University buildings, 544-554 Third avenue, on the west side, between Thirty-sixth the cost at \$2,000,000.

The Title Guarantee & Trust Company has loaned \$200,000 on a first mortgage on the six story apartment house and stores at the northwest corner of Broadway and 178th street, 103x 100, for five years at 5% per cent.

Joint Ownership Construction Com-Joint Ownership Construction Company, Inc., Frederic Culver, president, sold a bungalow apartment on the roof of the new 100 per cent Joint-Ownership building which they are about to erect at 168 East Seventy-fourth street to Arthur M. Cox. It is understood that Mr. Cox will lay out the roof space as a formal garden.

Douglas L. Elliman & Co. sold a spe-

(14 Vesey Street.)

By Henry Brady.

WEST END AV. 261-267. n w cor 72d st.

80.6x115, 4 story school-Gramercy Investing Co agt Winstonah Realty Co et al:

Worcester, Williams & Saxe, attys; amt
due, \$77.505.90; taxes, &c, \$8,939.50; ad
journed to December 14.

Will Alter Properties for Bus- 81 West Bronx Sites Sold Un-

West Bronx lots held by the estate of

LENOX GOODWIN PHONE HARLES

Realty Investments | East 46th St., N. Y

PRIVATE

GARAGE NEW BUILDING

Complete and Compact R. F. KILPATRICK Tel. 'Rector 7190'. 135 Broadway

Spayten Dayvil and Riverdale, Above Harlem River. Fieldston RIVERDALE.

New York City's most accessible suburb. GEORGE HOWE, 527 Fifth Ave., N. Y. C.

Long Island-Sale or Let.

Connecticut-Sale or Let. E. P. HATCH INC. Rent Estate Greenwich't.

Ladd & Nichols, Inc. , Greenwich. Conn New Jersey-Sale or Let.

MONTCLAIR Colonial brick residence, rooms, 3 tiled baths, as parlor, sleeping porch, garage, Price \$23,00 FRANK HUGHES Company Montclai RUTHERFORD Write, station EALESTATE requirements. ED. S. BROWN, Realter, 18 Park Are.

CHAS. R. REEVE. MILLBURN, N. J. Homes from \$7,500 to \$150,000, Maplewood — Short Hills — Summit FARM PROPERTY. New Jersey-Sale or Let.

CATALOG FARM BARGAINS

OLD 'HERALD' HOME INVESTOR PURCHASES LOWENTHAL LOTS BRING

Special Auction Sale \$204,000 AT AUCTION

second mortgages; quick answ 15 Park Row, Suite 201-2-3,

CITY REAL ESTATE.

Real Estate, Mortgages, Ins

Above 59th St .- 5th Av. to East River

Park Ave. 97th St.

Space 4 Cars 1st Floor Chauffeur's 5 Room Apt. 2d Floor

SUBURBAN REAL ESTATE.

I. G. WOLF, Exceptional bargains on the North Shore

Service Station, Printers or

One story building, corner 11th and 48th st.; 10,000 eq. ft.; no po John P. Peel Co., 362 W. 23d St. LOFTS—STORES—BUILDINGS Mercantile, Warehouses, Factories, Large selections, All sizes, LOUIS SCHRAG, 142 W. 23D ST.

DOCTORS AND DENTISTS **CLUNY PROFESSIONAL** BUILDING 133 West 72nd St.

Lost anything! Bearch New York CITY REAL ESTATE. with a New York HERALD Lost and CHARLES BERLIN, \$883 B'way-Manage J. P. & L. A. KIESLING, 800 STH AV. APARTMENTS-Sale or Let.

APARTMENTS Sale or Let.

What "The Dreamers" Have Done for the Rent-Payers of New York

IT was prior to 1900 that nine artists whom New York more or less good naturedly de-signated "The Dreamers," evolved the germ of the idea which since has solved not only the problem of living in New York, but which also has revolutionized the architecture, and building of apartment houses and which, now, promises to revolutionize the uneconomic system of renting apartments, substituting therefor the economic mutual ownership plan.

The nine "Dreamers" were: Henry W. Ranger; Charles Naegle; Louis Paul Dessar; Robert V. V. Sewell; Frank V. Du Mond; Childe Hassam; Jules Turcas; Allan Talcott and your humble servant. The co-ownership of apartment idea, for which these "Dreamers" were the sponsors, had been evolved several years before in the mind of the writer, who for years had been trying to perfect a plan by means of which it would be possible to avoid the payment of rent, year after year, and in the end to own nothing.

From this small beginning grew the big idea behind the improvement of W. 67th St., between Central Park West and Columbus Ave., with cooperatively owned studio buildings and apartment houses of the highest grade, and in which apartments now command substantial premiums. By this time, some of the most prominent financiers. members of the bar, insurance men, architects. publishers and other 100% business men were buying cooperative apartments. The cooperative idea was no longer a "dream", but a decided

In every one of these first cooperative buildings, the owners have either lived in their apartments or rented them, meantime getting their money back about three times, while the stock in these first buildings is worth today at least double what the original cooperative owners paid for it. It then dawned upon me that when one lives in New York for seven years, one has paid in full for the space he occupies, but has no representation in the property itself other than a collection of rent receipts. I then began to figure the immense amount of money wasted by those who pay rent for twenty or thirty years. Add interest to this amount and the average family would find the total to be a liberal annuity.

I have now reached the point where I am about prepared to launch the "rent mutualization" idea, which will give rent receipts a cumulative money

I prophesy that rent paying shall become a saving institution, just as life insurance has become, in which that portion of the rent which amortizes the equity shall enrich the man who pays it, instead of adding to the affluence of the landlord.

Just as life insurance enriched the owners of life insurance stock, before the evolution of life insurance mutualized its benefits, so shall the benefits of rent paying be mutualized.

It is true, of course, that one must have the necessary capital in order to buy and own space in a cooperatively owned apartment building. But no great movement, such as I am predicting, can be accomplished all at once, and co-ownership has been the logical step preparatory to the launching of the great principle of rent mutualization, which is destined to be the rent-paying system of the future.

In my next article, I shall tell the rent-paying majority of New Yorkers how mutual ownership of apartments will convert rent waste into a tangible asset, and how this asset becomes more valuable with the passing of time.

Hatter Knewll (Walter Russell)

CITY REAL ESTATE.

THE QUEENSBORO CORPORATION, 50 East 42d at., corner Madison av. From Battery to 14th St. (Inclusive).

GREENWICH ST., near Canal., 3 story basement, 40 by 80; elevator; suitable garage or factory; built by owner. 6842 Prospect. 323 Washington av., Brooklyn. HOUISE on east Grand st., free, clear, terms to suit. BAILEY, Harlem 2387.

Above 14th St. to 59th St. (Inclusive). FOUR story store and lott building, 6th av. near 23d st.; 25x65; unusual, desirable of-fering, showing over 20% return on equity; reasonable terms for quick buyer; brokers protected. LOUIS FRAZIN, 299 Madison av. Murray HIII 8165.

THREE brownstone houses, 15-17-19 W. Son st., New York city. SHELDON, 222 Mar ket st., Newark. N. J. Above 59th St .- 5th Av. to East River.

ON Madison Av. south of 56th St. Large private house, suitable for altera-tion for business; big bargain. DUFF & CONGER, INC., Madison and 56th st. Above 59th St .- 5th Av. to North River. PRIVATE HOUSE BARGAINS
On West End Avenue.
44 sty. American basement. Newly decorated.
Owner very anxious to sell.
Small cash payment.

4 sty. high stoop, 20x100. Price \$33,500. Close to Avenue, and suitable for business. SLAWSON & HOBBS, 162 W. 72D ST. WITHIN five minutes of Broadway subway, 215th st. station; two family house, 11 rooms, 2 baths, 2 car garage; two blocks west of Broadway and 215th st. J. S. ROUTH, Jr., on premises.

Bronx-Sale or Let.

BEAUTIFUL 2 family, 15 room house, all modern improvements, room for garage; near Manhattan College; convenient to aub-way. Call or write, T. SANNING, Dash pl, and Waldo av. IDEAL HOME SITE, Sedgewick av., overlooking beautiful lake; 72 feet front; room for 2 houses; bargain. McLERNON, 22 E. Kingsbridge road, Bronx.

McLERNON BROS., REAL ESTATE, 128 W. Fordham road. Phone 0230 Ford ER. 15 Park row, room 201,

CITY REAL ESTATE.

Bronx-Sale or Let. 40 per cent. investment, \$4,000 cash, rent \$4,000; corner building, 3d av. station; 5 stores, 4 apartments; no janitor; no heat; price \$27,000. ASSETS FUNDING CORP., 507 5th av.

139TH, E.—Seventh av. estate offers 5 story, steam, hot water; principals only. P 1716 Herald, Washington Heights. Brooklyn-Sale or Let.

One of the most attractive semi-detache private dwellings on a restricted block containing 14 rooms and 4 baths, all modern improvements; plot 30x140; its offered at \$27.00 mmediate possession. BULKLEY & HOR TON CO., 414 Myrtle av., near Clinton av. Phone Prospect 5400. WITHIN 30 minutes' walk of Kingston av. subway station; house of 11 rooms; tile bath; modern improvements. Particulars in-quire CHARLIES MACRAE. 43 Cedar st. 24 family, 16-3e and 8-4 room apartments; cast required \$25,000; rentals \$16,600; net income \$5,500; over 20 per cent, return. STEEL REALTY, 162 Montague st. Main

AT FLUSHING-\$16,000; 2 family Colonial two 5 room apartments, two steam heating plants; 2 car garage; 50x120 ft.; taxed the colonial function of t

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

FOREST HILLS GARDEN-Bargain, new stone house; must be sold; garage, 8 rooms, 2 tiled baths, every possible improvement; plot 50x100; being offered at nearly half price; open Sunday, 376 Burn st.

HEMPSTEAD. Seven room house, hardwood floors, hot water heat, gas and electricity; plot 60x135; shown by appointment only; sale price \$9,000. A 1375 Herald, Harlem.

Manhattan Park, West White Plains, N. T., choice location, Call or write, PINKID, B. WALKER, 3160 Balley Av., Bronx, N. Y. Kingsbridge 3321. Kingsbridge 3321.

MRS. EDMUND W. HODINE, Real Estate
472 Main st.; tel. 848 New Rochelle.

NEW ROCHELLE.—ATTRACTIVE HOMES
McGANN AGY., INC., 13 North av. 7e1. 780

BATSON FARM AGENOY, 489 8th ev., N. Z.

SUBURBAN REAL ESTATE. Now Jersey-Sale or Let.

T RIDGEWOOD, brick and tile English type slate roof dwelling, on large plot; en come, tile bath, sun parlor, vacuum steen cater; pear station; first glass location 1,000; terms to acceptable people; will end photo. F. A. TETORF Ridgewood, N. J. send photo. F. A. TETOR, Ridgewood, N. J. FOR Sale—Ten room residence, garage and outbuildings, all modern improvements; highest elevation; 7 acres land; \$15,000 RALJH PARKER, Lakewood, N. J., R. D. 2. MONTCLAIR REAL ESTATE, MURDOCH-FAIRCHILD CO., Montclair, N. J.

NEW MILFORD, N. J., 18 males out; house, eight rooms, bath; practically new, repainted outside, redecorated inside; all improvements; 5 minutes to Erie, 12 minutes to West Shore; plot 82:136; 47,500 cash. W. R. BLEEKER, 88 Front at.

HLEKER, 88 Pront st.

SPLENDID dairy farm; will sacrifice for mortgages: 162 acres near thriving D., L. & W. town; fully equipped, electrically operated.

EUGENE JOBS-H. F., BECK CO., Realtors. Opp. Sta., Summit, N., 35

SHORT HILLS, N. J.—Residential properties \$15,000 to \$150,000. Building plots on streets with all improvements. FREDERICK P. CRAIG. Tel. 488 Short Hills.

REAL ESTATE—Other States.

Florida—Saie or Let.

FOR SALE—Business property in Miami:
Florida: a corner lot located in the business section and suitable for apartment house, drug store, bank or garage: owner must sell: well worth forty-five thousand collars; price thirty-five thousand: terms, nine thousand cash, six thousand five hundred per year for four years; write or wire JAMES F. VAUGHN, 143 N. E. 1st st., Miami, Florida.

FOR SALE IN MIAMI, FLORIDA.

99 year lease on an office building located in the center of the city and near the post office and courthouse; owner must sell on account of ill health. For further information address JAMES F. VAUGHN, 143 N. E. 1st et., Miami, Fis.

IT'S JUNE IN MIAMI.

Spend the winter in Florida.
Season rentals, real estate, homes, Farms, beach properties, business.
THE C. M. EATON CO., Miami, Fla.

LIVE IN THE LAND OF SUNSHINE, Ask for folder describing GGLDEN RING-GROVES, Tampa's commercial groves, 6th miles from Courthouse. GOLDEN RING-GROVES, 316 Madison st., Hillsbore Hotel Bidg., Tampa, Fla.

MAGNIFICENT grape fruit and orange groves; illustrated folder. HALLAM & CO.. MAGNIFICENT grape fruit and orange groves; illustrated folder, HALLAM & CO., 799 Broadway.

FARM PROPERTY.

New York State-Sale or Let. FARMS, dairy, fruit, poultry, village homes, great values in the famous Wallkill Valley. WARREN V. DEYO, Wallkill, N. Y.

FARMS for sale. Catalogue free. STROUT FARM AGENCY, Box C, 150 Nassau st.

City Property. WE have quick buyers for investment properties. PORTER & CO., 159 W. 125th st.

REAL ESTATE WANTED.

TO LET FOR BUSINESS. From Battery to 14th St. (Inclusive).

ENTIRE building, 96 North Moore st. Owner,
H. B. WELSH, 298 Bway. Worth 8780.

FOR RENT-Office suite, Broadway front,
near Cortlandt st., account removal; about
750 square feet, modern-building; jewelry or
law office. R 571 Herald.

Light lotts, 2,000 sq. ft. 465 Greenwich st.
See engineer on premises. H. B. WELSH,
209 Broadway. Phone Worth 8780.

LOFT-SS Orcherd at. Inquire elevator opexator of RIDLEY, 52 Allen st.

OFFICES AND SALESROOMS
All outside rooms, north light,
487 BROADWAY, Cor. BROOME 57.

\$40 manth up. Apply Supt. or
F. J. GUILFOYLE & CO.,
165 Broadway.

Above 14th St. to 59th St. (Inclusive).

ATTRACTIVE new light offices for rent, furnished or unfurnished, reasenable rate. Located near Pennsylvania Hotel and Station. Telephone, stenographic and mail privileges. Special rates to parties wanting desk room or mailing address. Telephone Chelsea 934f. C. S. Logan Inc., 134 W. 32d. ALJ. light logs, 28x92, fireproof building, two elevators, at No. 10 West 18th st., near 5th av. JOHN P. PEEL CO., 362 West 23d st.

West 23d st.

OLIMBUS CIRCLE, 8-Most desirable office, fronting Columbus Circle, to share
with desirable party. HUTCHIN, Col. 5476.

LOFTS AND SHOWROOMS,

23x35, new building,

Bryant.

38 EAST 50TH ST.

Well lighted floor, 25x89 feet, suitable for doctor, dentist or any exclusive business; can be divided; elevator. Flaza 5261.

50TH ST., 38 EAST.

Street floor, suitable for display rooms or seculative business.

ARGE light basement for business; nor west corner 88th et., Lexington av. A. M.-10 P. M., skylight; \$10. Chelses 837, 5 W. 16th.

STORES to let, suitable delicatessen. Cigar store with (guaranteed) agency United Cigars Stores. 601 Morris Park av., Bronx. East 180th st. Lexington av. subway.

TWO offices to let, one small and one medium size; telephone connection. ENGELDRUM, 1910 Webster av., corner Tragent.

PAINT factory, 25x75, new equipment. Address box 28, 326 9th st., Bklyn. MANUFACTURING plant, 50x100, equipped with steel kettles, steam and electric power. Box 29, 326 9th st., Bklyn.

APARTMENTS-To Let. Above 14th St. to 59th St. (Inclusive). FOUR rooms, kitchenette, bath, elevator, apartment, beautifully fürnished; \$350 monthly; lease; Madison av., near Rits-Carltog; references. For appointment phone Murray Hill 2017.

phone Murray Hill 2517.

5TH AV. and 59th st.—Sublet apartment, at Hotel Netherland; parior, bedroom, bath; overlooking 5th av. Inquire, at office.

53D ST., 32 East—Two single sleeping rooms, parior, bath; suitable two men or business ladies; everything new. Piaza 8508.

57FH, 157 West.—3 rooms attractively furnished, maid service; 9 months lease; \$250. Circle 3841, Apt. 4C. 58TH ST., 57 W.—8 rooms and 2 baths, com-pletely and bandsomely furnished.

Furnished.
Above 59th St.-5th Av. to East Rives,

PARIG AV., 940 (corner 81st)—Seven sunny rooms, elegantly furnished, two baths, par-for 1250: four rooms, one bath.

rentals.

\$3D, 324 W.—Attractively furnished apartment, high class house, 3 master bedrooms, pretty chintzes, Oriental rugs, old mahogany furniture, \$225 month. WRIGHT, 5W. SoTH, 19 West—Apartments, high class, 2-3-4 rooms, bath; furnished and unfurnished, with service.

\$8TH, 204 W.—Sunshiny living room, kitchen, 2 bedrooms, isvatories, complete. Clayton, aggr. Chem.

RIVERSIDE DRIVE, 435.—Beautifully free nished 7 room apartment, 2 baths; must be rented immediately at a sacrifice; 2 to months. Phone M23 Cathedral.

SIST, (Columbus avi, Hotel Colonial)—Newly decorated, furnished, 1, 2, 3 outside rooms, private bath; elevated, surface cars, subway; \$17.50, \$25, \$40 weekly; full hotel service; restaurant; attractive monthly rentals.